



**18 Ravine Road, Canford Cliffs, Poole BH13 7HY**  
**Asking Price £1,425,000 Freehold**





**POTENTIAL TO REMODEL/EXTEND (STPP), A RARE OPPORTUNITY to acquire a detached home, located in a PREMIER ROAD within the heart of CANFORD CLIFFS and just 150M FROM CANFORD CLIFFS CHINE. 4 double bedrooms, 3 reception rooms, large double garage with spacious office/5th bedroom above, on a LARGE PLOT.**

- PRIME LOCATION IN CANFORD CLIFFS
- VACANT POSSESSION
- LARGE LEVEL PLOT
- WALKING DISTANCE TO THE LOCAL BEACHES
- POTENTIAL TO REMODEL/EXTEND (STPP)
- DOUBLE GARAGE

### **Property Comprises**

This is a rare and unique opportunity to acquire a four-bedroom detached property in the heart of Canford Cliffs.

The property is substantial and well-presented but would benefit from some modernisation or redevelopment (subject to the correct planning permission).

With wide hallways and stairs, and very good-sized rooms throughout, the house has a spacious and relaxed feel.

The ground floor accommodation consists of a large living room, dining room, kitchen/diner, study and conservatory.

Also at this level is a utility room and large WC/washroom.

To the first floor are four double bedrooms and two bathrooms (one ensuite), with access to a sizeable loft.

Externally, the house is approached by a block paved driveway offering parking for several vehicles and provides access to a very large double (21ft x 16ft) integral garage with an electric door.

There is a large studio/office above the garage, measuring over 10ft x 21ft, which has been used as a well-equipped WORK FROM HOME office, though would alternatively serve as a very spacious additional/guest bedroom.

Access to the garage and studio are provided from within the house.

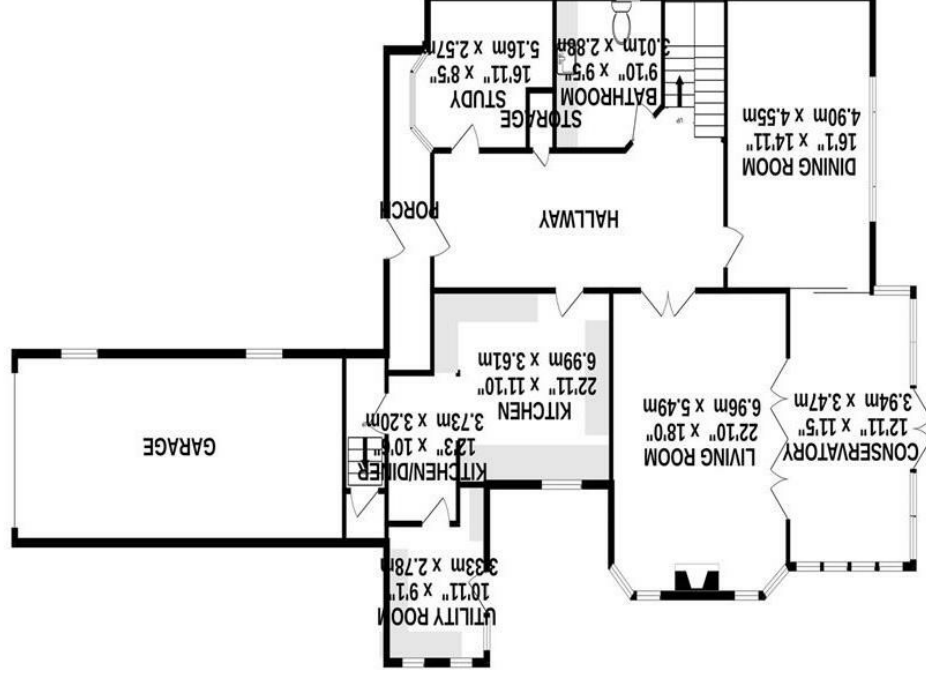
The level rear garden is sunny and private, with an entertaining patio, shed, greenhouse and side access.

### **Canford Cliffs**

Canford Cliffs Village is a sought-after location, with properties rarely changing ownership. It is well known for being one of the most prestigious places to live, with an assortment of café bars, restaurants and speciality shops in the High Street, which is just 100 metres from the property. The village has a wide variety of properties, ranging from luxury apartments to contemporary designed cliff top residences. The world-famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs, as well as a whole host of water-sports facilities. The 18-hole Championship Parkstone Golf Club is approximately a mile away, whilst the larger towns of Poole and Bournemouth are approximately two miles equidistant.



**GROUND FLOOR**  
2002 sq.ft. (186.0 sq.m.) approx.



**1ST FLOOR**  
1935 sq.ft. (179.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3240sq.ft. (301.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy rating: lowest - most energy efficient	Energy rating: highest - least energy efficient
A	G
B	F
C	E
D	D
E	C
F	B
G	A
76	68
Current	Target

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - near net-zero emissions	High environmental impact - near net-zero emissions
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Current	Target